

# Historic Preservation Commission

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## CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – June 8, 2021

### ATTENDEES

John Foutch  
Greg Dugdale

Wayne Oakley

Jesse Gilliam

Courtney Vick

Matt Schenk

Kathleen Vail

### CALL TO ORDER

Chairman John Foutch called the meeting to order at 5:00 PM.

### APPROVAL OF MINUTES

Regular Called May 11, 2021 Historic Preservation Commission Meeting

A motion was made by Jesse Gilliam and seconded by Courtney Vick to approve the minutes. Motion carried 5-0.

### NEW BUSINESS

1. Case 21-15 Request by Buck Snyder for a Certificate of Appropriateness for work being done at 130 Public Square (Tax Map 068E Group Q Parcel 6) zoned CD in Ward 3

Staff recommended approval for moving the awning up on the façade approximately 4 to 5 feet, as the location is consistent with the neighboring properties. Staff considers the window and trim repairs and the repainting of the brick an in-kind replacement, since the existing brick is already painted, and is not reviewable by Historic Preservation Commission.

Chairman John Foutch explained to the applicant that the commission does not review colors. He asked the applicant about the upstairs windows and since they were designed for air conditioning units, will they be the same.

The applicant Buck Snyder said no and that is why they are replacing them. They will be a full-length casement.

There was a discussion regarding the windows. The commission asked if the applicant would be okay with one-over-one windows instead.

Buck Snyder said he had already bought windows.

There was continued discussion.

The applicant agreed to replace the windows with one-over-one windows and use the already purchased windows in the back of the building.

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Staff would like a drawing of the type of windows the applicant would like to install since it was not in the application.

A motion was made by Greg Dugdale and seconded by Jessie Gilliam for approval of the Certificate of Appropriateness as recommended by Staff and with the front windows being one-over-one with the materials of applicants choice. Motion carried 5-0.

2. Case 21-16 Request by Hal Bone for a Certificate of Appropriateness for work being done at 109 West Main Street (Tax Map 068E Group N Parcel 4) zoned CD in Ward 3

Staff recommended approval for the 4 new windows on the west elevation of the property, as historic preservation code allows for new windows on the sides of buildings. Staff recommended that a final design for the mural be submitted to Historic Preservation Commission for approval.

The applicant Hal Bone said that by adding these windows it will make the interior space more pleasing and add more natural light. The windows would be fixed four-over-four wood clad windows with a two-over-two panes. He said that the mural is just a long-term plan.

A motion was made by Greg Dugdale and seconded by Courtney Vick for approval of the Certificate of Appropriateness as submitted with a tentative approval of the mural subject to the approval of a real design. Motion carried 5-0.

3. Case 21-17 Request by Nettie Boyle for a Certificate of Appropriateness for work being done at 107 Public Square (Tax Map 68E Group O Parcel 22) zoned CD in Ward 3

Staff recommended approval for the replacement window, as the replacement window is compatible with the building and other buildings on the Square.

The applicant Nettie Boyle said that they recently discovered that the window was actually 168 separate pieces of glass and even if they had it reglazed to stop it from leaking, it would take a very long time. She noted that no one has the time or experience to repair it. She said that the window will be done in three sections with the third section lining up with the door centered.

The commissioners commented on the wonderful effort she was making on the building.

A motion was made by Wayne Oakley and seconded by Courtney Vick for approval of the Certificate of Appropriateness as submitted. Motion carried 5-0.

4. Case 21-18 Request by Valerie Hubert for a Certificate of Appropriateness for work being done at 114 Greenlawn Drive (Tax Map 68C Group A Parcel 23) zoned RD9 in Ward 3

Staff recommended approval for the replacement window as the existing windows are not original to the home and the replacement windows are of a compatible style, pane configuration, and material as the surrounding properties.

The applicant Valerie Hubert said that she talked to Joanne Scolfield who painted the watercolor she used to restore her home and said that she was 95% positive that it was painted accurately. The

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previous owner, Mrs. Rogers said that she replaced the windows accurately and they were all sash windows and since she found out that information, she is okay with replacing them with the sash windows instead of the casement windows. She said that regarding the main windows on the front of the house, the watercolor had what looked to be a six-over-nine windows and they are currently eight-over-twelve and she wanted to replicate the picture if possible, but she wondered if either way would be fine.

Staff said that either the sash window or the casement windows would be appropriate.

Valerie Hubert said that the watercolor had the garage windows as six-over-six and they were replaced with four-over-four.

Staff said that the six-over-six replacement is acceptable because there is evidence of the windows.

Valerie Hubert said that additionally on the north side of the house where the kitchen windows are, she would like to have sash windows with six-over-six there instead of the proposed casement windows.

The proposal as amended is the front middle window being replaced with six-over-nine windows, having sash windows in the north side of the house (kitchen area), and garage windows replaced with six-over-six.

A motion was made by Greg Dugdale and seconded by Courtney Vick for approval of the Certificate of Appropriateness as submitted or in the verbal amendment that was proposed. Motion carried 5-0.

### COMMISSIONER COMMENTS

Chairman John Foutch said that he would like all future agendas to include Old Business Notes. Next agenda should include historic signage update, grant process update, new district update, and brochure/mailer for historic district information.

### PLANNING COMMENTS

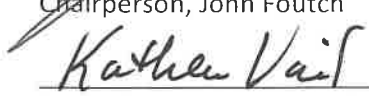
The Design Guidelines – The grant would be announced around August.  
Historic Signage – the grant application was put on hold for the guidelines grant.  
New District – Inventory was started regarding West Main Street to see if they are even eligible.

### ADJOURN

Meeting adjourned at 5:35 PM.

  
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Chairperson, John Foutch

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Date

  
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Recording Secretary, Kathleen Vail

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Date

7/13/21

July 21, 2021